



City of Stevenson
Official Decision

Wilcox/Marquis
Boundary Line Adjustment & Lot Line Elimination (BLA2013-03)
12-30-2013

On September 25th, 2013, the City of Stevenson Planning Department received a proposal to adjust the boundary line separating Tax Parcel 03-75-36-32-1701, owned by Tyson Marquis and Tax Parcel 03-75-36-32-1704, owned by Joel & Hazel Wilcox and eliminate a boundary line separating lots within Tax Parcels 03-75-36-32-1700 and 03-75-36-32-1704, both owned by Mr. & Mrs. Wilcox. The proposal is depicted in detail on the survey recorded at AFN 2013002814.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2013-03).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval, the applicable legal documents transferring title, and the survey signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

Ben Shumaker
Planning Director, City of Stevenson



Klein & Associates, Inc.

Engineering, Land Surveying, Planning

1411 13TH STREET, HOOD RIVER, OREGON 97031 / (541)386-3322 / FAX (541)386-2515 /
www.kleinassocinc.com

TAX LOT
03-75-36-321701-00

ORIGINAL LEGAL DESCRIPTION

Lot 37, Amended Plat of Hilltop Manor, according to the recorded plat thereof, recorded in Book A, of Plats, Page 110, in the County of Skamania, State of Washington.

EXCEPT the Westerly 25 feet thereof.

INCLUDING THERETO

The South 50 feet of the Easterly 2 feet of Lot 36 and the South 50 Feet of the Westerly 25 feet of Lot 37, Amended Plat of Hilltop Manor, according to the recorded plat thereof recorded in Book A of Plats, Page 110, in the County of Skamania, State of Washington.

TAX LOT
03-75-36-321701-00

NEW LEGAL DESCRIPTION

Lot 37, Amended Plat of Hilltop Manor, according to the recorded plat thereof, recorded in Book A, of Plats, Page 110, in the County of Skamania, State of Washington

INCLUDING THERETO

The Easterly 37.00 feet of Lot 36, Amended Plat of Hilltop Manor, according to the recorded plat thereof recorded in Book A of Plats, Page 110, in the County of Skamania, State of Washington.

THIS BOUNDARY LINE ADJUSTMENT IS
EXEMPT FROM CITY AND STATE
PLATTING REGULATIONS AS PROVIDED
BY RCW 58.17.040(6)



Klein & Associates, Inc.

Engineering, Land Surveying, Planning

1411 13TH STREET, HOOD RIVER, OREGON 97031 / (541)386-3322 / FAX (541)386-2515 /
www.kleinassocinc.com

TAX LOT
03-75-36-321700-00

ORIGINAL LEGAL DESCRIPTION

All of Lots 33, 34 and 35 of the Amended Plat of Hilltop Manor, according to the recorded plat thereof recorded in Book A of Plats, Page 110, in the County of Skamania, State of Washington.

EXCEPT the Westerly 15 feet of Lot 33.

TAX LOT
03-75-36-321700-00

NEW LEGAL DESCRIPTION

All of Lots 33 and 34 of the Amended Plat of Hilltop Manor, according to the recorded plat thereof recorded in Book A of Plats, Page 110, in the County of Skamania, State of Washington.

EXCEPT the Westerly 15 feet of Lot 33.

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT
FROM CITY AND STATE PLATTING REGULATIONS
AS PROVIDED BY RCW 58.17.040(6)



Klein & Associates, Inc.

Engineering, Land Surveying, Planning

1411 13TH STREET, HOOD RIVER, OREGON 97031 / (541)386-3322 / FAX (541)386-2515 /
www.kleinassocinc.com

TAX LOT
03-75-36-321704-00

ORIGINAL LEGAL DESCRIPTION

Lot 36 and the Westerly 25.00 feet of Lot 37 of the Amended Plat of Hilltop Manor, according to the recorded plat thereof, recorded in Book A, of Plats, Page 110, in the County of Skamania, State of Washington.

EXCEPT the South 50 feet of the East 27 feet of the above described property.

TAX LOT
03-75-36-321704-00

NEW LEGAL DESCRIPTION

Lot 35 and the westerly 39 feet of Lot 36 of the Amended Plat of Hilltop Manor, according to the recorded plat thereof, recorded in Book A, of Plats, Page 110, in the County of Skamania, State of Washington are irrevocably boundary as one Lot of record.

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT
FROM CITY AND STATE PLATTING REGULATIONS
AS PROVIDED BY RCW 58.17.040(G)